Metro Body of Knowledge

Planning Approval Consistency Assessment Form

SM-17-00000111

Sydney Metro – Metro Body of Knowledge (MBoK)

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1. Existing Approved Project

Planning approval reference details (Application/Document No. (including modifications)):			
SSI-19238057: Sydney Metro West – Major civil construction between The Bays to Sydney CBD (Stage 2 of the planning approval process for Sydney Metro West)			
Date of determination:	Stage 2 – 24 August 2022	Type of planning approval:	Stage 2 - Critical State Significant Infrastructure (CSSI) (Division 5.2)

Relevant background information (including EA, REF, Submissions Report, Director General's Report, MCoA):

Sydney Metro West is a staged infrastructure application under Section 5.20 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This Consistency Assessment (SMW15) is relevant to the Major civil construction between The Bays to Sydney CBD (Stage 2 of the planning approval process for Sydney Metro West – the Approved Project) which includes following planning approval documentation:

- Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD (Sydney Metro, November 2021) (referred to throughout this document as 'the EIS')
- Sydney Metro West Stage 2 Submissions Report – Major civil construction work between The Bays and Sydney CBD (Sydney Metro, April 2022) (referred to throughout this document as 'the RtS')
- Sydney Metro West Stage 2 – Assessment Report (SSI 19238057) (24 August 2022)
- Administrative Modification (SSI 19238057- MOD 1) determined on 19 April 2023
- Administrative Modification (SSI 19238057 – MOD 2) determined on 9 October 2023
- Administrative Modification (SSI 19238057 – MOD 3) determined on 6 November 2024

All proposed work identified in this Consistency Assessment to undertake work associated with the Approved Project would be carried out in accordance with the mitigation measures identified in the Sydney Metro West Environmental Impact Statement – Major civil construction between The Bays and Sydney CBD, Submissions Report and the Conditions of Approval (CoA) for the Approved Project.

Description of existing approved project you are assessing for consistency:

Sydney Metro West (the Concept)

Sydney Metro West (the Concept) would involve the construction and operation of a metro rail line around 24 kilometres long between Westmead and Hunter Street in the Sydney central business district (CBD). The key components are expected to include (as described in Chapter 6 of the EIS):

- Construction and operation of new passenger rail infrastructure between Westmead and the CBD of Sydney, including:
  - Tunnels, stations (including surrounding areas) and associated rail facilities
  - Stabling and maintenance facilities (including associated underground and overground connections to tunnels)
- Modification of existing rail infrastructure (including stations and surrounding areas)

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- Ancillary development.

Sydney Metro West – all major civil construction work between Westmead and The Bays (Stage 1)

Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays), including station excavation and tunnelling, was determined on 11 March 2021.

It is noted that this Consistency Assessment does not relate to any aspects of Stage 1.

Sydney Metro West – all major civil construction work and tunnelling between The Bays and Sydney CBD (Stage 2 – the Approved Project)

This Consistency Assessment includes proposed works which relate to Stage 2 of Sydney Metro West. The scope of the Approved Project is described in Chapter 5 of the EIS and includes:

- Enabling work such as demolition, utility supply to construction sites, utility adjustments, and modifications to the existing transport network
- Tunnel excavation including tunnel support activities
- Station excavation for new metro stations at Pyrmont and at Hunter Street, in the Sydney CBD.

Tunnel alignment for the Approved Project

The total tunnel length between The Bays and Sydney CBD is about 3.5 Kilometres, of which approximately 2.3 Kilometres would be excavated by tunnel boring machines (TBM's). The tunnels would be lined with precast concrete segments (TBM segments) to ensure long term life of the asset and minimise groundwater inflow into the tunnel.

In accordance with Section 5.4 of the EIS, five construction sites are required for the Approved Project activities, including:

- The Bays tunnel launch and support site
- Pyrmont Station western construction site
- Pyrmont Station eastern construction site
- Hunter Street Station (Sydney CBD) western construction site
- Hunter Street Station (Sydney CBD) eastern construction site.

The Former Skinners Family Hotel

The subject of this consistency assessment, The Former Skinners Family Hotel (Skinners Hotel) is located within the Hunter Street Station western construction site. Skinners Hotel has state heritage significance and has the following heritage listings SHR Item no. 00584; SLEP 2012 Item no. I1766; RNE Place ID 2395; and NTR no. 6218.

A statement of significance adapted from the State Heritage Inventory for the Skinners Hotel was produced for the project EIS in Sydney Metro West - Major civil construction work between The Bays and Sydney CBD Technical Paper 3: Non-Aboriginal Heritage (Artefact Heritage, 2021):

The Former Skinners Hotel, located at the corner of George and Hunter Streets, is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social /

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recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.

2. Description of proposed change which is the subject of this assessment

The proposed work involves the installation of structural reinforcements to the Former Skinners Hotel (SHR Item no. 00584), located at the corner of George and Hunter Streets. The item is highly significant as one of the few Old Colonial Regency buildings remaining in the Sydney CBD. The Hotel forms part of the Hunter Street station western construction site established for the Approved Project and would be retained for adaptive re-use under future Sydney Metro West planning applications.

Since project approval, further structural investigations have occurred to confirm the condition of the building and understand any mitigation measures that may be required. These investigations found that various alterations to the building (preceding Sydney Metro's acquisition) have resulted in weakening of the structure. It was concluded that demolition of the adjoining buildings would risk leaving the item vulnerable to wind loading and that to prevent damage occurring to the item, structural reinforcements to the Skinners Hotel would be required. As a result structural reinforcements were installed around the southeast and northeast corners of the building following completion of a previous consistency assessment completed by Sydney Metro (SMW15).

Subsequent to the completion of the initial structural reinforcements, survey data was obtained that showed the northern wall of Skinners Hotel was not vertical and the associated structural assessment undertaken concluded that additional structural reinforcement of the building would be required.

The Heritage Impact Assessment at Attachment A outlines the approach to developing the proposed works and the additional mitigation measures to be implemented for the work.

The scope of the structural reinforcements would consist of the following:

- Extending the walers on the north and south elevations to the west.
- Strengthening of internal bracing on the west side of the building.
- Installation of external bracing on the eastern side of the building.

Full detail on the additional structural reinforcements is provided in temporary works package "*Sydney Metro West - ETP - TW-0258 - 296 George Street - Structural Strengthening".*

The existing internal propping that had previously been installed between the external and internal walls of the buildings would be secured to these additional horizontal steel walers, refer to Figure 1 (internal) and Figure 2 (external). Fixings for the internal propping would utilise the existing penetrations through the walls of the building and would not result in additional impacts. The structural reinforcements would remain in place for construction of the approved project.

The approach to removing the steel bracing would be developed under future works for Sydney Metro West and may form part of an Adaptive Reuse Strategy and a Conservation Management Plan would be prepared for the building under the Sydney Metro West Stage 3 planning approval.

Relevant elements of the Approved Project	Proposed change
Section 5.5.1 of the project description in the EIS states that enabling work may include activities such as: • Demolition of buildings and structures within the construction sites • Heritage investigations, protection and archival recordings	No change to the Approved Project. Demolition of the adjoining buildings would risk leaving Skinners Hotel vulnerable to damage and heritage protection works would need to occur.

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The Former Skinners Family Hotel – EIS Table 8-7 *Potential direct impact: Moderate impact* The heritage item is located within the north-western corner of the western construction site. While the heritage item would not be demolished, there is potential for direct physical impact as the demolition of the adjacent building has the potential to directly damage the brick structure and façade of the heritage item. *Potential direct impact: Vibration – Moderate; Settlement (minor)* Vibration to the structure is predicted to exceed cosmetic damage screening criteria. Vibration is predicted to have a moderate potential for direct impact on the Skinners Family Hotel due to its location within the western construction site. Settlement impacts due to construction works and tunnelling has been assessed as 'Slight' as possible superficial damage may occur *Indirect impact: Views and vistas (temporary) - Negligible* The western construction site would be within the heritage curtilage of the heritage item. The demolition of existing buildings and construction activities would result in nonsignificant changes to the setting of the heritage item.	Installing the external bracing frame on the eastern side of the building will only involve additions to a concrete surface related to 5 Hunter Street and previously installed protective measures. There are no direct impacts The installation of the additional PFCs to the western bracing system will not have any impact on the exposed timber floor structure, which has been graded as having exceptional significance. There are no direct impacts. The proposed extension of the walers will be installed using existing fixings that do not require additional new fixings or penetrations to the heritage fabric. Although the non-shrink grout will be in direct contact with the north facade the brickwork is currently either rendered or painted which will provide enough separation from the original brickwork. Damage to the paint finish or render finish is easily repairable. There are no direct impacts associated with demolition, vibration or settlement as a result of this change Visual impacts to the heritage significance of Skinners Hotel would be temporary in nature and re-established at the end of the project. Temporary visual impacts only.

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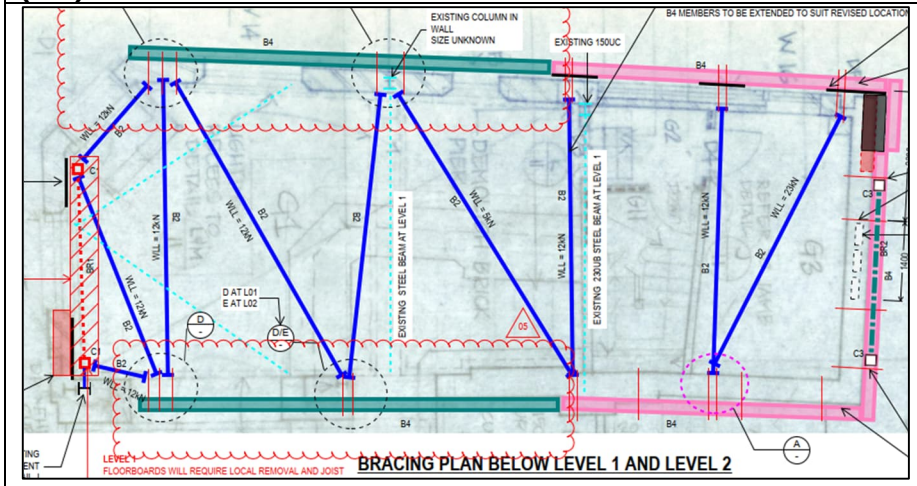
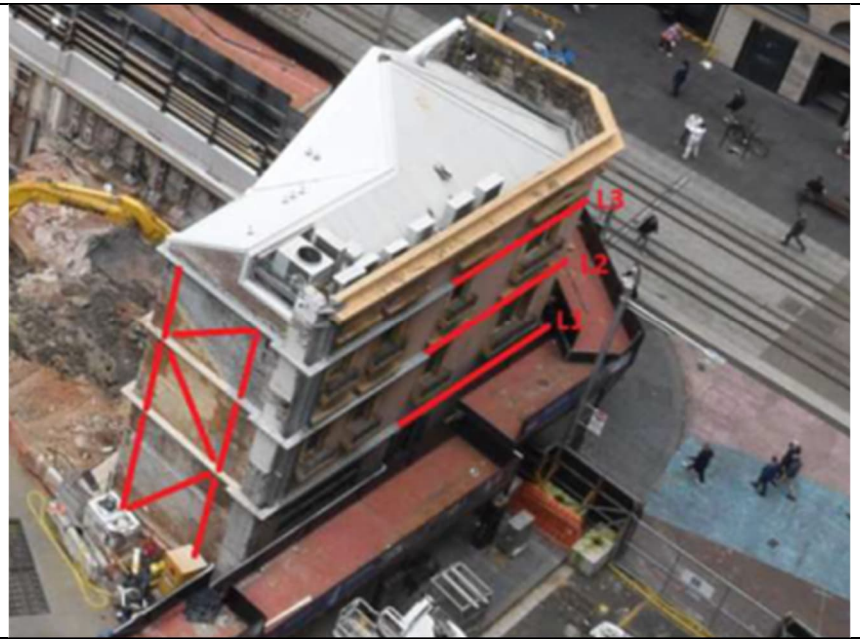
Figure 1 – Design showing internal structural reinforcements (blue) new external walers (green); existing external walers (red)	Figure 2: External new structural reinforcement (red)
	

3. Timeframe

The installation of additional protective measures for the Former Skinners Family Hotel are expected to commence from late - July 2025 to ensure works are completed prior to the commencement of bulk excavation in the Hunter Street West shaft. The works would occur for about 4 weeks generally during both standard construction hours and out of hours. Out of hours work will be required to manage the interaction with pedestrians, traffic (including light rail) at the George St./Hunter St intersection. The protective measures will remain in place for the duration of the project.

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4. Site description

The Skinners Hotel is located at 296 George Street on the corner of George and Hunters Streets in the Sydney CBD. The three-storey plus basement building was originally constructed in 1845-46 as one of a terrace of four commercial buildings on George Street. It is the only remaining building of the original terrace after the other three were demolished in the 1960s.

The building is was surrounded by multi-storey office buildings constructed from the 1960s onwards. These buildings have previously been demolished to facilitate construction of the future Hunter Street Metro Station.

The building features load-bearing brickwork and stone walls and has a timber-framed and corrugated steel roof behind a parapet. The building is one of only a handful of Old Colonial Regency buildings remaining in Sydney. Metal balconettes adorn the first and second storey windows, with pilastered detailing to the main entry on the splayed corner of the building. The form of the original hipped roof was modified in 1989 to create a skillion roof with falls towards Hunter Street. Evidence of the original/earlier roof framing survives beneath.

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Figure 2 - Location of the Former Skinners Family Hotel (yellow) within the Hunter Street western construction site (red)

5. Site Environmental Characteristics

The Hunter Street West construction site is located in a highly urbanised environment within the Sydney CBD. The site and surrounds are characterised by medium and high rise developments which are occupied by commercial office buildings and ground floor business premises. The Hunter Street West construction site is a short walk from some of Sydney's most prominent landmarks and attractions including Martin Place, Hyde Park, and Circular Quay. This part of the CBD is traversed by several important civic streets including Hunter Street which is lined by office towers, intermittent historic buildings, street trees and public squares. George Street is one of the busiest streets in the Sydney CBD, which experiences constant high volumes of pedestrians as well as light rail services.

6. Justification for the proposed change

In accordance with the JCG's Heritage Management Plan (Section 8.1.4), REMM NAH3 and MCoA D7 of SSI 19238057, an initial structural assessment of the former Skinners Family Hotel was undertaken to complete structural engineering investigations for the former Skinners Family Hotel. The conclusion of all structural assessments

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was that there was a risk of the proposed (now completed) demolition and excavation works (and associated ground movements) resulting in ground settlement affecting the structural condition of the building. Several options were developed to install protective measures to re-enforce the structure of the former Skinners Family Hotel and the preferred option was subsequently installed.

Following installation of the initial structural strengthening works a survey of the northern façade of Skinners Hotel identified the building requires additional structural support to be installed to protect the integrity of the building and worker health and safety during shaft excavation.

Acting in the capacity of a suitably qualified heritage engineer and consultant (NAH3) TKD Architects and AMBS reviewed the structural support design developed by TTW and proposed modifications to the design to reduce the level of impact on the building. They subsequently confirmed the detail in the revised design and concluded that it would provide adequate protection and would meet the requirements of the project Planning Approval (see attachments).

7. Environmental Benefit

The protective works will re-enforce the structure of the Former Skinners Family Hotel and reduce the likelihood of structural damage caused by wind loading, and vibration from adjacent excavation of the shaft.

The protective works also remove a safety risk to the workforce in the event of structural failure resulting from wind-loading pressure and/or vibration.

8. Control Measures

Will a project and site specific EMP be prepared?	☐ Yes ☒ No (HMP and CNVMP already in place)	Are appropriate control measures already identified in an existing EMP?	☒ Yes ☐ No

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9. Conditions of approval / Environmental mitigation measures

Number	Condition of Approval/ Environmental mitigation measure	Discussion on relevance and consistency for proposed change
A3	In the event of an inconsistency between: (a) the conditions of this approval and any document listed in Condition A1, the conditions of this approval will prevail to the extent of the inconsistency; and (b) any document listed in Condition A1, the most recent document will prevail to the extent of the inconsistency.	Section 5.5.1 of the Stage 2 EIS states that enabling works may include activities such as Heritage protection to ensure safety measures are in place to provide protection to the public. While any document listed in condition A1 do not specifically commit to protective measures to address the risk of wind loading, submissions did raise concerns over impacts to the former Skinners Family Hotel (S-32778273, S-33463183, and City of Sydney). Subsequently in the Departments State Significant Infrastructure Assessment, DPHI recommended that conditions of approval address protective measures including measures that create structural improvements (page 46). As this condition addresses inconsistencies between any document listed in Condition A1 and the Conditions of SSI 19238057, it is reasonable to conclude that Condition D7 of SSI 19238057 obligates the proponent to install structural support where this is recommended by a suitably qualified and experienced built heritage expert. Furthermore, it is within the scope of the approved project to install heritage protection where a safety issue exists to provide protection to the public.
D5	Before installing acoustic treatment at any heritage item identified in the documents listed in Condition A1, the advice of a suitably qualified and experienced built heritage expert must be obtained to guide installation to minimise impact to the heritage significance of the item or fabric.	No acoustic treatments will be installed at Skinners Hotel.

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D7	During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under Condition D16 below.	The proposed structural strengthening works are considered to be a protective measure that is required to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. The proposed works have been reviewed by a suitably qualified and experienced built heritage expert in TKD and AMBS and their advice has been implemented to minimise impacts on Skinners Hotel.
D8	The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1. Note: Affected in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).	The proposed change requiring the installation of structural strengthening works is consistent with this condition of approval. This condition allows Skinners Hotel to be impacted to the extent described in EIS Technical Paper 3 Non-Aboriginal Heritage or if the impacts are not identified in the EIS to not have any impact above "little to no impact" as defined in the Material Threshold Policy (2020). The following describes the level of impact considered in the Technical Paper: • Up to a moderate adverse impact on the significance of the Former Skinners Family Hotel due to demolition of adjacent buildings. • Up to a moderate adverse impact on the significance of the Former Skinners Family Hotel due to vibration from adjacent demolition activities and shaft excavation. • Up to a minor adverse impact on the significance of the Former Skinners Family Hotel due to settlement caused by construction work and tunnelling. • A negligible impact on the significance of the Former Skinners Family Hotel due to impacts on significant view corridors to the building from George St. and the buildings contribution to the character of the area. The scope of this CA has been identified in Condition A1. The cumulative impacts are minor as assessed under the EIS and "little to no impact" as defined in the Material Threshold Policy, refer to Attachment A.

Will the proposed change be consistent with the conditions of approval?	☒ Yes
	☐ No

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10. Impact Assessment – Construction

Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No change from approved project	No additional measures required	Y	N	Y	
Water	No change from approved project	No additional measures required	Y	N	Y	
Soils and contamination	No change from approved project	No additional measures required	Y	N	Y	
Air quality	No change from approved project	No additional measures required	Y	N	Y	
Noise and vibration	Noise and vibration impacts were assessed in Technical Paper 2 of the EIS. The assessment considered potential vibration impacts to buildings in the vicinity of construction work, including for the Former Skinners Family Hotel. The assessment predicted exceedances of the Cosmetic Damage Screening Criteria (PPV 7.5 mm/s) at the Former Skinners Family Hotel in a worst-case scenario where a large rockbreakers is in use proximal to the item. Section 3.5.3.3. of Technical Paper 2 stated that 'where heritage buildings and or structures are found to be structurally unsound a more conservative cosmetic damage objective of 2.5 mm/s Peak Particle Velocity (PPV) (from DIN 4150) should be considered.' The Former Skinners Family Hotel was not identified as requiring consideration of the more conservative PPV 2.5 mm/s cosmetic damage screening criterion at the time of assessment as the condition of the building was not fully known. Overall the assessment of the approved project concluded a potential moderate direct impact to the item noting that vibration may cause damage to the	No additional measures required	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	significant fabric of the building, however would not result in the removal of the item. The proposed works would reinforce the building to provide improved structural integrity and prevent damage occurring to the item as a result of excavation works for the approved project. There would be no damage to the significant fabric associated with the installation of the structural supports as existing penetrations and fixings from the initial structural works would be used. Overall there would be no change to the noise and vibration impacts from the approved project.					
Aboriginal Culture and Heritage	No change from approved project	No additional measures required	Y	N	Y	
Historic Heritage	The scope of works assessed in the EIS covered enabling works, identified as: …those activities that would typically be carried out before the start of substantial construction in order to make ready the key construction sites and to provide protection to the public. Enabling work may include activities such as: • Construction site establishment • Demolition of buildings and structures within the proposed construction footprint • Utility adjustments and protection • Utility supply to the construction sites including power and water	The following mitigation measures would be implemented: • Existing fixings and existing penetrations will be used to avoid direct impacts on the building. • The additional walers on the north and south wall would be offset to ensure a minimum of 50mm clearance to the rendered masonry details around the windows. The walers would be held in place with steel plate packers.	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	• Transport network modifications to roads, public transport, and pedestrian and cyclist • facilities • Heritage investigations, protection and archival recordings • Additional geotechnical and contamination investigations, and remediation where required (Artefact, 2021, p. 34). The proposed works constitute *heritage investigations, protection, and archival recordings* with the intent of providing protective measures for Skinners Hotel and are therefore consistent with the scope of works assessed in the EIS. The extension of the walers on the external walls will be installed using existing fixings that do not require additional new fixings or penetrations to the heritage fabric. Although the non-shrink grout will be in direct contact with the north facade the brickwork is currently either rendered or painted which will provide enough separation from the original brickwork. Damage to the paint finish or render finish is easily repairable. Visual impacts to the heritage significance of Skinners Hotel would be temporary in nature and can be re-established. Temporary visual impacts only. Installing the external bracing frame on the eastern side of the building will only involve additions to a concrete surface related to 5 Hunter Street and previously installed protective measures. There are no direct impacts. The installation of the additional PFCs to the western bracing system will not have any impact					

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	on the exposed timber floor structure, which has been graded as having exceptional significance. There are no direct impacts. The cumulative impacts are minor as assessed under the EIS and “little to no impact” as defined in the Material Threshold Policy. Therefore, the proposed works and level of impact to the heritage item remains consistent with the approved project. Refer to Attachment A Historic heritage impact assessment prepared by the project heritage specialists					
Community and socio-economic	Retaining the Former Skinners Family Hotel makes a positive contribution towards culture and creates opportunities for interpretation of the hotel in the precinct for educational purposes. The proposed scope involves the majority of the structural intervention work occurring internally within the building. This minimises disruptions to pedestrians on Hunter Street and George Street throughout the duration of construction of the approved project.	No additional measures required	Y	N	Y	
Traffic and transport	No change from approved project Pedestrian diversions may be required on George Street during the installation of external walers and columns. An ROL will be obtained where required. Works may be completed during out of hours to maintain pedestrian flow during standard hours. Delivery vehicles will access/exit the site through the established Hunter Street West ancillary	No additional measures required	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	facility. Where required a crane or EWP will be established within the ancillary facility to assist with the installation of the protective structures. Materials will be delivered and installed as required. Materials will be delivered and unloaded on Hunter Street prior to lifting into position.					
Waste and resource management	No change from approved project	No additional measures required	Y	N	Y	
Visual	As part of the assessment of the proposed works, the extension of the walers on the external walls that will be installed using existing fixings and therefore do not require additional new fixings or penetrations to the heritage fabric. Visual impacts to the heritage significance of Skinners Hotel would be temporary in nature and can be re-established. Temporary visual impacts only	The installation of walers and framing will use the exiting fixings and therefore avoids additional fixings and penetrations.	Y	N	Y	
Land use and property	No change from approved project	No additional measures required	Y	N	Y	
Hazard and risk	The proposed works would provide essential structural reinforcement to the building to safeguard from potential structural failure. The proposed methodology details new structural reinforcement works on the external areas of the building in the form of additional walers and bracing walls and interacts with the façade only where necessary along the northern wall (on the frontage of Hunter Street). This approach reduces hazards and risks associated with structural failure of the building, and avoids	No additional measures required	Y	N	Y	

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Aspect	Nature and extent of impacts (negative and positive) during construction (if control measures implemented) of the proposed change, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	physically impacting external elements such as windows, architraves and detailing.					
Other	As part of the assessment of the proposed works, previous impacts to the building must be reviewed. When considering cumulative impacts to the heritage significance of an item an understanding of previous and future works is essential, where cumulative impacts of minor changes can have as great an impact on the significance of a State Heritage listed place as a major change. Attachment A includes a summary of works and associated impacts (refer Table 2). The proposed works assessed in Attachment A are an extension of those previously assessed. The only impact will be the visual impact from the extension of the walers, which will be present along the extent of the southern and eastern walls and the northern façade. This impact is temporary and reversible and is considered little to no impact. When considered in tandem with the temporary visual impacts that have already been affected, the proposed works will not extend to any side of the building that has not already been affected and the cumulative impact of this is considered little to none.	The impacts will be minimised as the additional braced frame and walers will be attached to fixings that are already in place, and so no new physical impacts via new penetrations to the fabric of Skinners Hotel is required. The visual impact from the extension of the walers is temporary and reversable. Therefore, no additional measures required.	Y	N	Y	

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11. Consistency with the Approved Project

Question	Response
Is the project (including the proposed changes) consistent with the conditions of approval?	Yes. Section 5.5.1 of the Stage 2 EIS states that enabling works may include activities such as Heritage protection to ensure safety measures are in place to provide protection to the public. Furthermore, the proposed works would be consistent with the conditions of approval because condition D8 allows for a moderate Direct impact to the significance of the Former Skinners Family Hotel and the Heritage Impact Assessment shows that the protective measures will not cause an impact above this threshold.
Is the project (including the proposed changes) consistent with the objectives and functions of elements of the Approved Project?	Yes. The proposed works would be consistent as any changes to environmental impacts assessed in the project approval are a result of protective measures required by Condition D7 being installed to mitigate impacts to the significance of the Former Skinners Family Hotel. The performance outcome for the Secretary's Environment Assessment Requirement for Heritage states the design and construction of the proposal should avoid or minimises impacts, to the greatest extent possible, on the heritage significance of environmental heritage and Aboriginal objects and places.
Are the environmental impacts of the proposed change consistent with the impacts of the approved project?	Yes. The environmental impacts of the Proposed Works are consistent with the environmental impacts for the Approved Project due to the protective measures not having greater than a Moderate Adverse effect on the Heritage significance of the Former Skinners Family Hotel.
Are there any new environmental impacts as a result of the proposed works/project changes?	No
Are the impacts of the proposed activity/works known and understood?	Yes, the structural risks to the hotel have been assessed by a structural engineer who has also proposed appropriate protective measures.
Are the impacts of the proposed activity/works able to be managed so as not to have an adverse impact?	Yes. The impacts of the Proposed Works can be managed under the existing environmental mitigation measures so as to avoid an adverse impact. Protective measures have been assessed by a structural engineer as appropriate to mitigate the risks of wind loading.
Would any Conditions of Approval be required to be changed as a result of the proposed change (having regard to the above assessment)?	☐ Yes ☒ No
Is the proposed change/s consistent with the approval (having regard to the above assessment)?	☒ Yes ☐ No

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13. Other Environmental Approvals

Identify all other approvals required for the proposed works:	Nil

14. Recommendation

Based on the above impact assessment, and with reference to the Appendices to this assessment and the Stage 2 EIS, including the conditions of approval, it is recommended that:

	Tick relevant box
The proposed change has negligible or more than negligible impacts on the environment or community however is consistent with the Approval, including the conditions of approval. The proposed impacts are consistent with those assessed for the Approved Project (i.e., does not trigger a change to the conditions of approval).	✓
The proposed change is not consistent with the Approved Project including the conditions of approval and would be subject to a separate modification application.	
The proposed change is not substantially the same as the Approved Project and is considered a radical transformation. A new planning pathway should be considered.	

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Author certification

I certify that to the best of my knowledge this Consistency Checklist: • Examines and takes into account the fullest extent possible all matters affecting or likely to affect the environment as a result of activities associated with the proposed change; and • Examines the consistency of the proposed change with the Approved Project; is accurate in all material respects and does not omit any material information.			
Name:	Sally Reynolds	Signature:	
Title:	Environment, Sustainability & Stakeholder Director		
Company:	John Holland CPB Ghella	Date:	29/07/2025

Assessment Supporting Signature

This section is for Sydney Metro only.

Application supported and submitted by			
Name:	Ashe Earl-Peacock	Date:	29/07/2025
Title:	A/Director Planning Approvals	Comments:	
Signature:			

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Assessment Endorsement

Based on the above assessment, are the impacts and scope of the proposed change consistent with the existing Approved Project?

Yes ☑ The proposed change is consistent with the Approved Project and no further assessment is required.

No ☐ The proposed change is not consistent with the Approved Project.

A modification or a new activity approval/ consent is required. Advise Senior Project Manager of appropriate alternative planning approvals pathway to be undertaken.

Endorsed by			
Name:	Ryan Butler	Date:	30/07/2026
Title:	A/Director Project ESP	Comments:	Stage 2 of the planning application for Sydney Metro West (subject of this Consistency Assessment) is for major civil construction work for Sydney Metro West between The Bays and Sydney CBD. As the proposed change relates to protective measures associated with construction only (and the protective measures are temporary and reversible), operational impacts associated with the proposed change are not anticipated.
Signature:			

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Attachment A – Historic Heritage impact assessment

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MEMO

DATE: 29/07/2025 **AMBS Ref**: 23111 Memo 61

TO: Sally Reynolds, Environment, Sustainability Stakeholder Director, John Holland CPB Contractors Ghella JV

FROM: Ronan Mc Eleney, Senior Heritage Consultant, AMBS Ecology & Heritage

SUBJECT: Hunter Street West – Skinners Hotel, 296 George Street, Review and assessment of temporary bracing Methodology

AMBS Ecology & Heritage Pty Ltd (AMBS) has been engaged by John Holland CPB Contractors Ghella JV (JCG JV) to provide heritage services for the Eastern Tunnelling Package of the Sydney Metro West project, a new 24-kilometre metro line connecting Greater Paramatta to Sydney CBD. The Eastern Tunnelling Package stage of the project includes all major civil construction works including station excavation and tunnelling between The Bays and CBD. This project is being completed under the State Significant Infrastructure approval SSI 19238057.

The former Skinners Hotel is located at 296 George Street, in the northwest corner of the Hunter Street West site. The building has State significant heritage values, is listed on the SHR and is to be retained and protected during the works. The demolition of the buildings to the east and south of the former Skinner's Hotel at 296 George Street has revealed previously unknown structural features and weaknesses. During the construction of 5-7 Hunter Street in the 1970s the northeastern corner of Skinners Hotel was removed, essentially disconnecting the northern and eastern walls of the heritage item through the haphazard demolition of the original brick work, and a reinforced concrete column comprising the northwestern corner of 5-7 Hunter Street was erected. The structural condition of Skinners Hotel was not assessed in the EIS or the 2023 Conservation Management Plan (CMP) undertaken by Mott MacDonald for Sydney Metro and neither document anticipated the extent of the structural interventions that would be required to stabilise the building.

Reassessment of the structural stability of the building following the completion of demolition of the surrounding buildings and exposure of more of its external fabric, combined with information about the extent of the building's lean garnered from a recent detailed survey, has led the project engineer to conclude that the building is is at greater risk as a result of wind loading. This has raised issues relating to worker health and safety and it has therefore been decided that further structural intervention is required. Recent investigations and detailed survey have revealed that the building is subject to 90mm northward lean. Furthermore, the level of ground settlement from the demolition and excavation conducted

thus far are towards the upper end of the anticipated scale. AMBS has been advised that structural intervention has been deemed necessary due to obligations to protect the integrity of the building and worker health and safety.

The purpose of this memo is to assess a proposed temporary bracing design, produced by TTW, intended to stabilise the building. The proposed design would enhance and add to the existing temporary bracing system as assessed in AMBS Memo 42 (option 3) and Memo 50. This memo will review the consistency of the proposed design in line with project approvals and consider the potential impacts as part of cumulative impacts to the heritage significance of Skinners Hotel. Heritage Architect firm, TKDA, have provided comments, which are attached at the end of this memo. Documents reviewed for this assessment include:

- AMBS Memo 42: Skinners Hotel Protective Measures for Demolition of Surrounding Structures (July 2024).
- AMBS Memo 50: 269 George Street Protective Measures for Demolition of Surrounding Structures (September 2024).
- AMBS Memo 58: Hunter Street West – Skinners Hotel, 269 George Street, Impact Assessment for Works at Southeast Corner (May 2025).
- AMBS Memo 59: Hunter Street West – Skinners Hotel, 296 George Street, Review and assessment of Protective Measures on Southern Wall related to Arch and Timber Lintel (May 2025).
- Assessing heritage Significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria, Department of Planning and Environment (October 2024).
- Major civil construction between The Bays and Sydney CBD, Environmental Impact Statement 2021, Technical Paper 3: Non-Aboriginal Heritage, Artefact (October 2021)
- Skinner's Family Hotel (former) Conservation Management Plan, Mott MacDonald Australia Pty Ltd (February 2023).
- Sydney Metro West, The Bays to Sydney CBD, Conditions of Approval (August 2022).
- Sydney Metro West, Submissions Report – Major civil construction work between The Bays and Sydney CBD.
- Heritage NSW Material Threshold Policy, Department of Premier and Cabinet (February 2020).

A statement of significance for the Skinner's Family Hotel was produced for the project EIS in *Sydney Metro West - Major civil construction work between The Bays and Sydney CBD Technical Paper 3: Non-Aboriginal Heritage* (Artefact Heritage, 2021):

> *The Former Skinners Hotel, located at the corner of George and Hunter Streets, is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building*

and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.

Conditions of Approval and REMMS

The Non-Aboriginal Heritage Technical Paper and the Sydney Mero West Submissions Report outline mitigation measures to be implemented to address potential impacts to non-Aboriginal heritage sites. NAH3 states that impacts to the heritage significance values of the Skinner's Family Hotel are to be avoided during the demolition process:

A method for the demolition of existing buildings and/or structures at specified construction site would be developed to minimise direct and indirect impacts to adjacent and/or adjoining heritage items.
A structural engineering investigation would be carried out to heritage items, prior to demolition of adjacent existing buildings and/or structures to ensure the conservation of the items fabric and significance.
A detailed methodology for the protection of the Former Skinners Family Hotel, Tank Stream and Bennelong Stormwater Channel No.29A would be developed by suitably qualified heritage engineers and consultants.

Infrastructure approval SSI 19238057 outlines the following conditions which are relevant to the scope of works assessed in this memo.

D4 *The Proponent must not destroy, modify or otherwise affect any Heritage item not identified in documents referred to in* ***Condition A1****. Unexpected heritage finds identified by the CSSI must be managed in accordance with the Sydney Metro Unexpected Heritage Finds Procedure (Sydney Metro 2022) and the Exhumation Management Procedure (Sydney Metro 2022) outlined in the documents list under* ***Condition A1****. Consideration of avoidance and redesign to protect state significant unexpected finds must be addressed where this condition applies.*

Note: Affect in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).

D7 *During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director…*

D8 *The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1.*

Note: Affected in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).

Proposed Temporary Bracing Methodology

The proposed bracing strategy comprises of three elements:

- Extending the walers on the north and south elevations to the west.
- Strengthening of internal bracing on the west side of the building.
- Installation of external bracing on the eastern side of the building.

Expanding on the methodology for structural support described in AMBS Memo 42 (Option 3) and Memo 50, the proposed design will extend the existing walers along the exterior of the north and south walls of the building. Plate and through bolt fixings installed for the earlier works can be used for the extension of the walers along the southern and northern walls. The intention is to use only pre-existing fixings, however, if any new fixings are required, they will require additional review from AMBS to assess additional heritage impacts. As with the existing walers, the extensions will be offset from the brickwork face to avoid impacting the window surrounds. Steel packers, attached to the waler extensions, and approximately 10mm of grout will be used to level out any undulations where detected. The grout used will be a high strength non-shrink grout.

To strengthen the internal bracing on the west side of the building additional short sections of Parallel Flange Channels (230PFC) will be fitted to the columns of the existing bracing structure. The PFCs will be fitted within the penetrations previously made through the floorboards for the initial bracing on this side of the building.

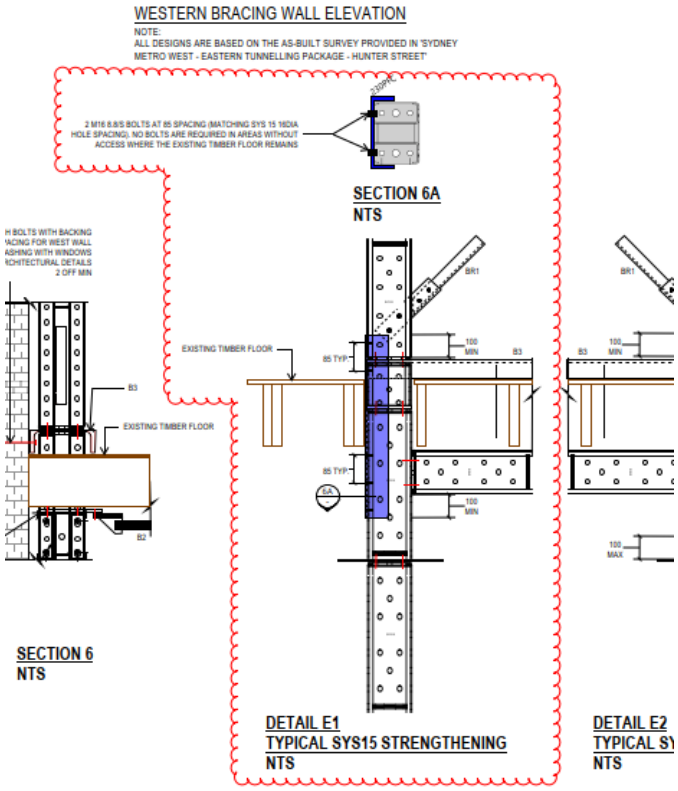

Figure 1: Detail from TTW drawing package with the sleave PFC shown in blue and in relation to the existing flooring and bracing measures.

Installing the external bracing frame on the eastern side of the building will involve affixing two 35mm thick steel plates into the remnant concrete of 5 Hunter Street on the exterior of the building. Each of the steel plates will be secured using two anchor rods penetrating to a depth of at least 300mm. The bracing will be attached directly to the walers to improve

structural stability. By installing the bracing external direct impacts to the heritage fabric are avoided.

Impact Assessment

Section 6 of the 2022 Skinner's Family Hotel Conservation Management Plan (CMP) outlines the five-tier grading system to assess the individual building elements, fabric and spaces, with the tiers ranging from exceptional to intrusive, in line with Heritage NSW guidelines Assessing Heritage Significance. Grading of the building elements, fabric and spaces provides the basis for their assessment and understanding of their contribution of the overall significance of the place. It also demonstrates the degree to which the significance of the element would be diminished if removed or altered. The CMP assesses the significance of the eastern and southern walls of the building as comprising a grading of High significance and the north and west facades from above the ground floor as having a grading of Exceptional significance. The table below (Table 1), is taken from the CMP (Mott MacDonald 2022) and shows the "Exposed timber floor structures" assessed as having an exceptional significance grading. The CMP (p93) states that:

> *Building elements, fabric and spaces of exceptional significance make the greatest direct contribution to the place's significance. Exceptionally significant fabric refers to rare or outstanding original elements, fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features. Fabric and elements identified as being of exceptional significance should be retained.*

Table 1:Interior fabric.

Element/Fabris	Significance
Ceilings	
Painted plasterboard	Little
Decorative pressed metal	High
Ripple iron	Moderate
Exposed timber floor structure	Exceptional
Steel beam	Little
Exposed services	Little/Intrusive
Walls and Wall Finishes	
Sandstone/masonry walls (basement)	High (original basement walls)
Plastered and painted masonry (ground floor)	Form: Exceptional (street facing walls) High (party walls to south and east) Fabric: Moderate
Plastered and painted masonry (first and second floors)	Exceptional (street facing walls) High (party walls to south and east)
Ceramic wall tiles (basement)	Intrusive
Ceramic wall tiles (second floor amenity areas)	Little
Mirror (basement, second floor main room)	Intrusive
Wall vents (basement, second floor office area)	Little
Skirtings	
Painted 240mm timber skirtings (typical of first and second floors)	Exceptional (any original fabric subject to further investigation) Exceptional: Form Moderate: Reconstructed fabric
Painted 90mm oblong skirtings (ground floor and first floor amenity areas)	Little
Floors and Floor Finishes	
Concrete floor structure (basement, ground floor)	Little
Floor tiles (basement)	Intrusive
Floor tiles (second floor amenity area)	Little

Plywood (ground floor retail area)	Little
Plywood (second floor hearths)	Intrusive
Linoleum (ground floor and firs floor)	Little
Timber floorboards (first floor 90mm office area, second floor 130mm office area, rear hallway to WCs, landings 130mm stair hall)	Little (typical) High (second floor rear hallway)
Doors	
Four panel timber doors, including architraves, frames and brass hardware (typical interiors)	Little
Windows (internal joinery)	
Timber framed sash windows with multi-pane glazing with 120mm timber architraves (typical)	Form: Exceptional Fabric: Moderate
Secondary glazing	Little
Fireplaces	
Rendered masonry chimney breasts (First & second floors, west of stair hall)	Exceptional
Painted timber joinery mantlepieces (First floor level (main room), second floor level, western room and room to west of stairwell)	Form: High Fabric: Moderate
Cast iron grates (firs floor)	Unknown
'Hearths' (second floor)	Intrusive
Stairs	
Main stair (painted timber) Ground floor to second floor	Form: High Fabric: Moderate
Steps Ground floor (retail area) Steps at accessible entrance and concrete stair to stair hall	Intrusive
Timber basement stair	Intrusive
Attic ladder stair and ceiling access hatch Second floor (room to west of stair hall)	Little

As part of the assessment of the proposed works, previous impacts to the building must be reviewed. When considering cumulative impacts to the heritage significance of an item an understanding of previous and future works is essential, where cumulative impacts of minor changes can have as great an impact on the significance of a State Heritage listed place as a major change. The following is a summary of all works to this heritage item so far assessed by AMBS.

Table 2: Summary of works/impacts to Skinners Hotel to date assessed by AMBS

AMBS Ref	Title/Subject	Description	Recommendations/Impact Outcome
M32	Scaffold Support Methodology, 296 George Street	Proposal to construct a scaffold support above 296 George Street.	No direct physical impacts to the Skinners Family Hotel, Visual impacts to be temporary and negligible.
M35	Skinner's Hotel Basement Alterations	Removal of tiles (1m x 1m area) at eastern end next to access stairs to inspect sewer connections and other modern infrastructure within the basement	No impact to original fabric, removal of intrusive fabric only. Works undertaken under the direction of project archaeologist.
M36	Skinner's Hotel Basement Alterations	Removal of part of the concrete slab to access the sewer below within 1m x 1m area of removed tile.	No impact to original or significant fabric, under the direction of project archaeologist the removal of the affected parts of the slab to ensure that no remains of the original floor or intact deposits or relics are still present beneath the slab.

AMBS Ref	Title/Subject	Description	Recommendations/Impact Outcome
M37 ✓	Skinner's Hotel Basement Archaeological Monitoring Results	Results of the monitoring of the works described in M35 and M36.	No impacts to original or significant fabric, 1.2m^2 of 110mm-thick floor slab was removed from the basement. No relics encountered. Further works involve using a remote camera within the sewer pipe, no additional impacts to the fabric of the building or excavation of material beneath the slab.
✓ M38	Vibration and Separation Management – 296 George Street– Heritage Review	Review and heritage advice for: • TTW – 296GS and 302GS Separation and Vibration Effects Memo, 19/04/2023 • TTW – Response to RFU: JCGJV-SRFI-000311, 11/03/2024 • Mann Group - Structural Demolition Methodology. Hunter St West – 300GS – Typical Floor Demolition, 16/04/2024	Recommendations in the documents are considered appropriate for the management of heritage values of the building. AMBS recommends that further investigation is to be carried out on roof of 296 George Street.
M41	Skinners Hotel Protective Measures	Assesses the heritage impact of works associated with reinstatement of the original hipped roof.	The proposed impacts to the heritage significance of Skinners Hotel are considered to be a positive impact when measured against the Heritage NSW Material Threshold Policy.
M42	Skinners Hotel, 296 Goerge Street, Protective Measures for demolition of surrounding structures	Assesses the consistency of proposed temporary bracing between walls to the project approval	Consistent with approval conditions D7 and D8. The proposed impacts to the heritage significance of Skinners Hotel are considered to be of minor impact when compared to the impact assessment in the EIS. The works will have "little to no impact" as defined in the Heritage NSW Material Threshold Policy.
M44	Hunter Street West 300GS and 5HS Floor Demolition Review	Review of: Structural Demolition Methodology – ETP-Hunter Street West-5HS-Typical Floor Demolition, Revision:03 (Mann Group, 07 June 2024). Structural Demolition Methodology – ETP-Hunter Street West-300GS-Typical Floor Demolition, Revision: 04 (Mann Group 07, June 2024)	Recommended continued vibration monitoring throughout the works to ensure vibration impacts to the structure are limited. The interface between the wall of 5 Hunter Street and the skillion roof of 296 George Street will be investigated. A scaffold and needle catch will be installed above the 296 George Street roof. Prior to demolition of Level 5, the 296 George Street roof will be reviewed modified as per JCG / TTW design to maintain stability.
M46	Skinners Hotel Internal Investigations – Heritage Review	Removal of non-significant and intrusive fabric only in the form of gyprock that has been installed during internal fit outs.	In line with policy 9 of the CMP. Removal of non-significant fabric will not impact significant heritage values of the item. Record changes to the building through photographic recording.
M48	The Former Skinners Family Hotel, 5-7 Hunter Street Column Assessment	Assessment of a concrete column impacting the stability of Skinner's Hotel at the 5-9 Hunter Street interface.	The heritage significance of Skinners Hotel is inherently linked to its structural stability and, at present, the column has an integral function in maintaining that stability.

AMBS Ref	Title/Subject	Description	Recommendations/Impact Outcome
M50	Skinners Hotel, 296 Goerge Street, Protective Measures for demolition of surrounding structures	Assess the heritage impact of the proposed works, and their consistency with the project approval.	The proposed works are consistent with the project approval from a heritage perspective and will result in a minor direct impact to the heritage significance of the building.
M52	Skinners Hotel, Concrete Column Significance Assessment	Response to a request for additional information about the significance of the column.	The current function of the column plays an integral role in the structural stability of the Hotel as set out in the 2022 CMP.
M53	Brickwork repair to Former Skinner's Hotel, 296 George Street	Repair required to Skinners southeast corner.	To maintain contributory elements of the building's heritage significance, the repairs should be conducted using techniques and materials that are consistent with the aesthetic and technical properties of the original structure.
M56	Skinners Hotel Basement Closure methodology review	Proposed closure of basement opening between 298 and 296 George Street. Assessment of options.	When compared to the impact assessment in the EIS impacts are assessed as negligible to minor.
M57	Hunter Street West – Skinners Hotel, 296 George Street, Hunter Street Column in northeast corner	Heritage advice for the removal of concrete column.	The potential cumulative heritage impacts that would result from the column's removal are unquantifiable as no information is available pertaining to future integration into over station development. It is not possible to assess the removal of the column and the reconstruction of the northeast corner of the building over three stories as having "little to no impact" as defined in the Material Threshold Policy, as interpreted by the project conditions of approval (D4 and D8), under the present circumstances. As such a modification of the approval would likely be required. Recommendation that concrete column to be removed as part of a holistic approach for reconstruction of building.
M58	Impact Assessment for Works to the Southeast Corner	Minor investigative works, and proposed cemtie fixings for eastern and southern wall connectivity issues. Temporary stitching using helibars of a crack on eastern wall.	Investigative works and installation of helibars and grout ties will result in a minor direct impact to Skinners Hotel. Cemtie fixings will result in some irreversible physical impacts. Given the number of structural interventions that have been carried out to the former Skinner's Hotel over the course of the project, AMBS believe that increased consideration should be given to the cumulative impact aspect of the material threshold.
M59	Review and assessment of Protective Measures on Southern Wall related to Arch and Timber Lintel	Removal of timber lintel and infill replacement options.	Impacts associated with option 3 are assessed as Minor. There will be a physical impact to the sandstone blocks. This direct impact is assessed as Negligible. Given the number of structural interventions that have been carried out to the former Skinner's Hotel over the course of the project, AMBS believe that increased consideration should be given to the cumulative impact aspect of the material threshold.

The assessment methodology and gradings used in this memo are consistent with Section 3 of the Non-Aboriginal Heritage Technical Paper for the project (Artefact, 2021). For

consistency with the EIS, AMBS has referred to the terminology used to assess the magnitude of direct and indirect impacts (Artefact, 2021, pp. 21-22):

- *Major: Actions that would result in an irreversible and substantial loss of significance. Major impacts would result in comprehensive and irreversible changes to the significance of the historic building elements, intangible cultural heritage values, or significant archaeological materials, setting, landscape, or character of heritage items. These actions cannot be adequately mitigated and would result in irreversible changes to the significance of the item.*
- *Moderate: Actions involving considerable changes to a heritage item which would impact the significance, including altering the setting or landscape of a heritage item, partially removing archaeological resources, the alteration of significant elements of fabric from historic structures. Moderate impacts may involve considerable changes to intangible cultural heritage. The impacts arising from such actions may be able to be partially mitigated.*
- *Minor: Actions that would result in slight impacts to the significance of a heritage item, through changes to archaeological materials, historic building elements, few changes to key landscape elements that would result in slight changes to the visual setting. The impacts arising from such actions can usually be mitigated.*
- *Negligible: Actions that would result in minimal change to the significance of heritage items. These impacts would not usually require mitigation.*
- *Neutral: Actions that would have no change and therefore no impact to the significance of a heritage item.*
- *Positive: Actions which improve the condition of fabric or local setting which improves the legibility of the significance of the heritage item.*

The scope of works assessed in the EIS covered enabling works, identified as:

…those activities that would typically be carried out before the start of substantial construction in order to make ready the key construction sites and to provide protection to the public. Enabling work may include activities such as:

- *Construction site establishment*
- *Demolition of buildings and structures within the proposed construction footprint*
- *Utility adjustments and protection*
- *Utility supply to the construction sites including power and water*
- *Transport network modifications to roads, public transport, and pedestrian and cyclist facilities*
- *Heritage investigations, protection and archival recordings*
- *Additional geotechnical and contamination investigations, and remediation where required* (Artefact, 2021, p. 34).

The proposed works constitute heritage investigations, protection, and archival recordings with the intent of providing protective measures for Skinners Hotel and are therefore consistent with the scope of works assessed in the EIS.

The following table provides an assessment of impacts as per the assessment methodology and definitions of level of impact as outlined in the Non-Aboriginal Technical Paper (Artefact 2021) presented in the project Environmental Impact Assessment

Table 3: Heritage Impact assessment for Skinners Hotel – SHR 00584

Statement of Significance (reproduced from Artefact 2021)	Impact Assessment (reproduced from Artefact 2021)	Temporary bracing works Impact Assessment
The Former Skinners Hotel, located at the corner of George and Hunter Streets, is highly significant as one of the few Old Colonial Regency buildings remaining in the city. The former hotel has significance as one of only four buildings in the Old Colonial Regency style in the city although it no longer has the traditional hotel uses of bar and accommodation; the other buildings in the style are the Lord Nelson, the Hero of Waterloo and a commercial terrace at 246 George Street. While the Lord Nelson is the finest example of the remaining buildings, this former hotel is also significant for its strong contribution to the character of the immediate area and as one of the few remaining buildings of this style in the heart of the city. It has significance as a rare surviving example of an early hotel and as part of the network of corner hotels which provided social / recreational venues and budget accommodation in the city. It has significance as a possible site for scientific investigation due to the age of the building and continuing use of the site since the early days of European settlement. The building now carries the name of the first licensee of the hotel.	Direct impact: Within the north-western corner of the western construction site, but not to be demolished. Potential direct: Vibration Skinners Family Hotel is an item of High heritage significance and is rare as one of only four extant buildings in the Old Colonial Regency Style in the city. The heritage item is located within the north-western corner of the western construction site. Although the building has been truncated in size along its George Street façade (allowing for the construction of its adjacent high rise building), the demolition of the adjacent building has the potential to directly damage the brick structure and façade of the heritage item, particularly if the adjacent high rise building is anchored into the southern wall of the Skinners Family Hotel. **Direct impact: Moderate** The heritage item is located within the north-western corner of the western construction site. The construction site is within the expanded heritage curtilage of the heritage item. The item would experience vibration levels which are predicted to exceed cosmetic damage screening criteria. Vibration is predicted to have the potential for direct impact on the Skinners Family Hotel due to its location within the western construction site. Vibration may cause damage to the significant fabric of the building but is not anticipated to result in the removal of the item. Settlement impacts due to the proposed construction work and tunnelling has been assessed as 'Slight'. Proposed work would have possible superficial damage that is unlikely to have a structural significance. Overall, impacts from settlement and ground movement would have a minor impact on the aesthetic significance and fabric of the heritage item. **Potential direct impact: Moderate (Vibration), Minor (Settlement)** The heritage item is located within the Hunter Street Station (Sydney CBD) western construction site. The demolition of existing buildings and construction activities would result in non-significant changes to the setting of the heritage item, which is not identified as part of its significance and is substantially altered from its historic setting and currently surrounded by large modern office buildings, of varying architectural styles and provenance. The proposal would not result in impacts on the significant view corridors to the building on George Street, nor would it impact the building's ability to contribute to the character of the area. **Indirect impact: Negligible**	The proposed extension of the walers will be installed using existing fixings that do not require additional new fixings or penetrations to the heritage fabric. Although the non-shrink grout will be in direct contact with the north facade the brickwork is currently either rendered or painted which will provide enough separation from the original brickwork. Damage to the paint finish or render finish is easily repairable. Visual impacts to the heritage significance of Skinners Hotel would be temporary in nature and re-established at the end of the project. **Temporary visual impacts only**. Installing the external bracing frame on the eastern side of the building will only involve additions to a concrete surface related to 5 Hunter Street and previously installed protective measures. There are **no direct impacts** The installation of the additional PFCs to the western bracing system will not have any impact on the exposed timber floor structure, which has been graded as having exceptional significance. There are **no direct impacts**. **The heritage impacts of the works are consistent with the assessment made in the EIS**.

Conditions of approval D8 states that, except as described in the documents listed in Condition A1, the Former Skinner's Family Hotel must not be affected, whereby affected means any impact above "little to no impact", as defined in the Material Threshold Policy (Heritage NSW, 2022). To quantify "little or no impact" in this sense it has been necessary to use the *Scale of impact to State heritage significance* table provided in the policy. Using the table as a reference point the impacts from the proposed works could not be considered positive, enhancing the items' ability to demonstrate heritage significance, however nor could they be considered adverse to the item's State heritage significance.

Given the number of structural interventions carried out on the former Skinners Hotel the cumulative impacts of any new works must form part of the consideration when assessing the magnitude of heritage impact whereby; *The cumulative impact of incremental minor changes can have as great an impact on the significance of a SHR listed place as a major change* as outlined in the Material Threshold Policy.

AMBS has previously assessed works relating to the stabilisation of the building as having little to no impact (Memo 50), as to that date the cumulative impacts were considered not to have reached the Material Threshold. The proposed works assessed in this memo are an extension of those previously assessed. The physical impacts will be none as the additional braced frame and walers will be attached to fixings that are already in place, and so no new physical impacts via new penetrations to the fabric of Skinners Hotel are required. The only impact will be the temporary visual impact from the extension of the walers, which will be present along the extent of the southern and eastern walls and the northern façade. This impact is temporary and reversible and is considered to be little to no impact. When considered in tandem with the temporary visual impacts that have already been affected, the proposed works will not extend to any side of the building that has not already been affected and the cumulative impact of this is considered little to none. This assessment of compliance is undertaken with reference to REMM NAH4, conditions D4, D7 and D8.

Table 4: Assessment under relevant conditions of approval.

Condition/REMM	Detail	Compliance
REMM NAH3	A method for the demolition of existing buildings and/or structures at specified construction site would be developed to minimise direct and indirect impacts to adjacent and/or adjoining heritage items. A structural engineering investigation would be carried out to heritage items, prior to demolition of adjacent existing buildings and/or structures to ensure the conservation of the items fabric and significance. A detailed methodology for the protection of the Former Skinners Family Hotel, Tank Stream and Bennelong Stormwater Channel No.29A would be developed by suitably qualified heritage engineers and consultants.	The cumulative impacts are minor as assessed under the EIS. The extension of the walers, strengthening of the internal bracing and instalment of a new external bracing on the east side will not involve any additional physical impacts to the heritage fabric and are considered part of an evolving protection methodology. It is considered that the works are compliant.
D4	The Proponent must not destroy, modify or otherwise affect any Heritage item not identified in documents referred to in Condition A1. Unexpected heritage finds identified by the CSSI must be managed in accordance with the Sydney Metro Unexpected Heritage Finds Procedure (Sydney Metro 2022) and the Exhumation Management Procedure (Sydney Metro 2022) outlined in the documents list under Condition A1. Consideration of avoidance and redesign to protect	The former Skinner's Family Hotel has been identified in *Sydney Metro West – Major civil construction between The Bays and Sydney CBD, Environmental Impact Statement* (25 October 2021), *Sydney Metro West – Major civil construction between The Bays and Sydney CBD*

	state significant unexpected finds must be addressed where this condition applies. Note: Affect in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).	*Submissions Report* (April 2022) and *Sydney Metro West – Aboriginal and Historical Archaeological Research Design– Hunter Street Station (Sydney CBD)*, (May 2022).
D7	During construction, the Proponent must implement protective measures to prevent adverse impacts to the heritage significance of the former Skinners Family Hotel. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director…	The proposed works are entirely designed to physically protect the building by providing temporary strengthening during the excavation/construction. By situating the eastern bracing system outside of the building, the risk of impacting historical archaeology has been eliminated. TKDA, Heritage Architects have been involved at various points of the planning phase for these works and have reviewed and commented on the final plan drawings. The cumulative impacts are considered consistent with this condition.
D8	The Former Skinners Family Hotel, Tank Stream, Bennelong Stormwater Channel No. 29A, NSW Club house Building, Delfin House, Richard Johnson Square, Railway Cutting (Pyrmont), and St James Railway Station must not be destroyed, modified or otherwise affected, except as identified in the documents listed in Condition A1. Note: Affected in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).	The cumulative impacts are minor as assessed under the EIS and "little to no impact" as defined in the Material Threshold Policy. Therefore, it is considered that the works are compliant.

In conclusion, based on the impact assessment outlined in Table 3 and assessment against the Conditions of Approval as indicated in Table 4, the proposed works are consistent with the project approval from a heritage perspective and will not increase the cumulative heritage impacts of the project works beyond the "little to no impact" level as defined in the Material Threshold Policy.

11 July 2025

TKDArchitects
Tanner Kibble Denton

AMBS Ecology & Heritage
Unit 14
1 Hordern Place
Camperdown NSW 2050

Attention: **Ronan McEleney**

Dear Ronan,

Sydney Metro West—Former Skinner's Family Hotel—Proposed additional temporary stabilisation/strengthening works

We refer to the temporary works at the former Skinners Family Hotel required to stabilise the building and minimise risks associated with demolition of adjacent structures and excavation for construction of a new Sydney Metro line and station under Hunter Street.

In addition to ongoing monitoring measures, a number of temporary structural works have previously been completed including installation of horizontal 'walers' (steel PFCs) wrapping around the east side of the building and installation of a bracing system to the interior. Works to the southeast corner included replacement of a heavily damaged timber lintel and repair of brickwork at the basement level and installation of horizontal ties (Helibar and Cem Ties) to address limited engagement between the south and east walls. The temporary stabilisation works were selected on the basis that they represented the option with the least physical impacts.

Further investigations undertaken at completion of the demolition works have identified the need for additional stabilisation/strengthening works to address newly uncovered risks associated with increased wind loads and the stability of some walls due to previous interventions into the building. Of particular note, the junction between the north and east walls of the building, impacted by construction of a concrete-framed building at 5 Hunter Street in the early-1970s, resulted in removal of two skins of brickwork at this junction, weakening the connection between the two walls. A recent survey confirms that the north wall has developed a lean of more than 90mm outward (to Hunter Street).

To address concerns about the short- and medium-term structural stability of the building, the project engineers (TTW) have recommended implementation of additional temporary measures including extension of the existing 'walers' on the north and south elevations and installation of an external bracing structure on the east wall. They have also recommended strengthening of the existing temporary bracing structure to the interior of the building at its west end. The additional works are documented on the latest version of TTW's Temporary Works drawing package (*Sydney Metro West – Eastern Tunnelling Package, Hunter Street Station — TW-258 Temporary Works, 296 George Street Building Strengthening*, dated 7 July 2025 and received 10 July 2025).

The proposed works have been designed in consultation with AMBS and TKD Architects with a view to avoiding or minimising additional adverse physical impacts on the historic fabric of the building.

- The additional 'walers' are to be fixed to existing external 'walers' and wall plates (installed as part of the interior temporary bracing system). This may require some adjustment to the alignment of the walers to match existing walers and fixing plates. Additional fixings into the brickwork masonry of the building will not be required. As for the existing walers the additional walers on the north wall will also be offset from the face of the building to avoid physical impacts on the window surrounds (including pilasters, lintels and pediments etc), it is understood that a clearance of 50mm minimum from the window surrounds will be implemented, matching the approach undertaken for the already installed 'walers'. Packing of the gap between the additional walers and the brickwork walls will be achieved without any additional fixings. As for the existing waler, packers will not be installed between the walers and the window surrounds. Welding of the

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packers to the walers will be undertaken prior to installation to avoid damage to the brickwork of the building. Where welding in situ is unavoidable then it is to be undertaken in such a way as to avoid any physical impacts on the building. This may include the installation of temporary protective measures.

- Bracing of the east wall will be achieved by fixing steel posts and bracing to the existing walers on this wall with steel base plates installed into a new concrete base created by extending the existing concrete 'gravity wall' upwards. Additional fixings into the brickwork masonry of the building will not be required.

- Strengthening of the existing bracing to the interior of the building at its west end has been designed to fit around the existing steel framing and installed by 'sliding' up or down the framing within the existing gaps in the floor thereby avoiding the need to cut any additional joists or remove any additional floorboards.

Implementation of the additional temporary stabilisation/strengthening works are essential to ensure that risks associated with increased wind loads and vibrations resulting from construction of the new metro station are minimised as much as possible. While the works would result in additional interventions to the building, the additional impacts would be minimal given that there would not be any additional physical impacts on the historic fabric of the building and due to their temporary nature. The minimal impacts will also be far outweighed by the significantly reduced risk of substantial and irreversible damage to the building, which is a positive heritage outcome.

Yours sincerely

Tanner Kibble Denton Architects Pty Ltd

Sean Williams
Associate Director